

RUMSON PLANNING BOARD  
July 8, 2019  
MINUTES

The regularly scheduled meeting was called to order at 7:30 pm with a salute to the flag, followed by a roll call of: Chairman Lospinuso, Councilman Rubin, Councilman Casazza, Mrs. White, Mrs. Marino, Mrs. Baret, Mr. Shanley, Mr. Barham, Mr. Clark  
Absent: Mrs. Ford, Mr. Boyer

Also present: Michael B. Steib, Esq., Fred Andre', Tom Neff  
representing T&M Associates and State Shorthand Reporting Services.

Fred Andre' was sworn in.

The notice requirements of the Open Public Meetings Act were stated as being met.

Chairman Lospinuso asked for any comments on the June 3, 2019 Minutes. Mrs. Baret made a Motion to approve the Minutes as submitted; Seconded by Mrs. White.

Roll call vote:

Ayes: Councilman Rubin, Councilman Casazza, Mrs. White, Mrs. Marino, Mrs. Baret, Mr. Shanley, Mr. Barham, Mr. Clark

Nays: None

Abstain: Chairman Lospinuso

Mr. Steib announced that the application of Howard and Maria Hubler for property located at 7 Somerset Drive will be presented for the Board's consideration. Mr. Steib advised that the Board is in receipt of the following exhibits: A-1. Application; A-2, Calculated building heights; A-3, Minor Subdivision Plot Plan; A-4, T&M Associates Engineering and Completeness Review dated 6/24/19; A-5, T&M Associates 2<sup>nd</sup> Engineering and Completeness Review dated 6/28/19; A-6, 2015 Aerial photograph; A-7, colorized A-3; A-8 Tree exhibit revised through 6/28/19

Mr. Neff reviewed the Completeness review and advised the Board that the waivers being requested can be granted because they're either not applicable or will be addressed as a condition of any potential approval. Mr. Neff suggested that an aerial of the site be submitted.

Councilman Rubin made a motion to grant the requested waivers; Seconded by Mrs. White. By a unanimous voice vote the requested waivers are granted.

Mark Aikins, Esquire representing the applicant addressed the Board. Mr. Aikins stated that the application is for a minor subdivision of a 4.09-

acre tract of land. The existing dwelling, pool, driveway, walkway, porch and patio will remain on proposed Lot A. The tennis court, putting green and storage shed are proposed to be removed. Proposed Lot B will be an irregularly shaped lot consisting of 1.74 acres, with a new single-family dwelling that will have 125 feet of frontage along Sunset Drive.

Mr. Aikins introduced Patrick Ward, a New Jersey licensed planner and engineer. Mr. Ward was sworn in and the Board accepted his credentials. Mr. Ward described the subject property, the surrounding properties and the proposed subdivision.

Mr. Ward stated that proposed Lot B will have 125 feet of frontage on Somerset Drive with a driveway access along that frontage. Mr. Ward described the potential building envelope. Mr. Ward discussed the variances required for Lot A and Lot B and their relationship to the development pattern of the neighborhood. The proposal provides adequate light, air and open space and have no adverse impact on the public or neighboring properties.

Mr. Ward described the tree and vegetation locations on the northerly lot, which will not be impacted should the subdivision be approved. The applicant is willing to have a conservation easement as a condition of approval and will submit it for review and approval of the Borough Professionals.

Mr. Ward testified that the application promotes the establishment of appropriate population densities and will provide a desirable visual environment. In Mr. Ward's opinion the application will conserve properties values in the neighborhood. The proposed development will not cause substantial detriment to the public good and will not substantially impair the intent and purpose of the zoning plan. The benefits of the application outweigh any detriments.

Chairman Lospinuso opened the application for public comments and/or questions. Paul McSweeney residing at 3 Somerset Drive. Mr. McSweeney was sworn in and expressed his support of the project with the conservation easement.

After further Board discussion, Chairman Lospinuso asked the pleasure of the Board. Councilman Rubin made a Motion to approve the subdivision subject to conditions as discussed; Seconded by Mrs. Marino.

Roll call vote:

Ayes: Chairman Lospinuso, Councilman Rubin, Councilman Casazza, Mrs. White, Mrs. Marino, Mrs. Baret, Mr. Barham, Mr. Clark

Nays: None

Abstain: Mr. Shanley

Mr. Steib advised that no Executive Session was necessary.

There being no further business before the Board, the meeting was adjourned at 8:06 p.m.

The next scheduled meeting will be August 5, 2019 at 7:30 p.m.

Respectfully submitted,  
Michele MacPherson